



HUNTERS[®]
HERE TO GET *you* THERE

Wessex Court, Esplanade, Scarborough, North Yorkshire | Auction Guide £50,000
Call us today on 01723 336760



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Entrance Hall
Radiator and airing cupboard.

Lounge
UPVC double glazed window to the rear aspect, coving, single radiator, gas feature fireplace, TV point, telephone point and power points.

Kitchen
UPVC double glazed windows to the rear aspect, lino flooring, single radiator, range of wall and base units with roll top work surfaces, sink and drainer unit, electric oven, electric hob, extractor hood and power points.

Bedroom
UPVC double glazed windows to the rear aspect, coving, single radiator and power points.

Bathroom
Opaque window to the front aspect, lino flooring, single radiator, panel enclosed bath with mixer taps and wash hand basin with pedestal.

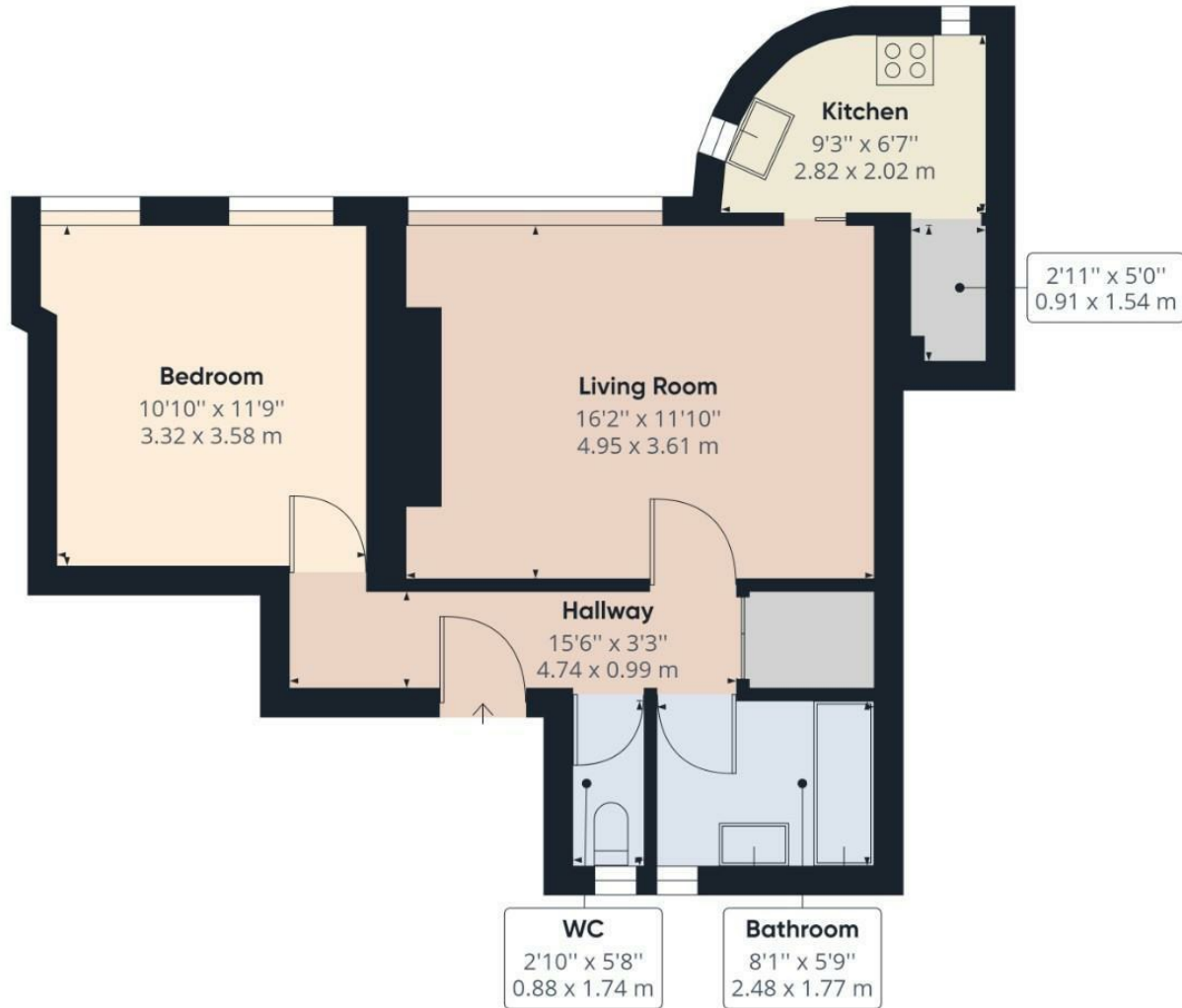
WC
Opaque window to the front aspect, lino flooring and low flush WC.

Material Information
Scarborough
Council Tax- A
EPC- F
Freehold
In house maintenance
company £1000

Hunters are delighted to bring to the market this TOP FLOOR LIGHT AND AIRY apartment located on the HIGHLY SOUGHT AFTER South Side Scarborough offering ONE DOUBLE BEDROOM, FULLY FITTED KITCHEN and ADDITIONAL STORE UNIT. This GRADE 2 LISTED living accommodation is the ideal HOLIDAY HOME or PERMANANT RESIDENCE.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Approximate total area⁽¹⁾

522.35 ft²

48.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

33 Huntriss Row, Scarborough, YO11 2ED | 01723 336760
| scarborough@hunters.com